



**Planning, Development
and Transportation**
Transportation Planning
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DATE: 11.06.2018
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■ 311 BLADEN STREET [TRC Plan Review]

Initial Review Note

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

BASE INFORMATION:

- The site appears to have uneven, and non-uniform width sidewalk present. Please show the dimensions of the existing sidewalk on the site plan.
- If utility repairs or connections occur on Bladen Street or 4th Street, pavement repairs and or resurfacing may be required for the project. [\[See Traffic Engineering note 3 on Open Cuts\]](#)

TECHNICAL STANDARDS – NEW ROADS:

1. The proposed 20' Access Easement does not appear to meet the Technical standards for a Private Access Easement. Please revise. [\[Page 7-4 CofW Tech Stds\]](#)

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

2. Show driveways for adjacent lots and lots across the street.
3. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [\[Chapter VII ,Detail SD 3-03.3\) CofWTSSM\]](#)
4. Show proposed driveway centerline elevations at both the front and the back of each concrete driveway apron, at the curb line, property line & points at 26' and 52' behind the property line. [\[Chapter VII, C\(1\)\(a\)\(2\)12 CofWTSSM\]](#)
5. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
6. The minimum two-lane driveway width is 23'. [\[7-9 CofW Tech Stds\]](#)

TECHNICAL STANDARDS – PARKING:

7. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. [\[Sec.18-526 CofW LDC\]](#)
8. Per the Planning Manager, as there is no required parking within the Central Business District, parking spaces located within the building footprint are not regulated. Parking areas that are

in open areas (outside of the right of way and not within the building footprint) need to meet specification and dimensional requirements per the Technical Standards and Specifications Manual. It is unclear whether the Access Easement will be used for Parking or other vehicular access.

9. If Unit 1 has interior parking a backing area will be required. The backing stub is to be 10' deep by 15' wide. Please dimension. [\[Chapter VII ,Detail SD 15-12 CofWTSSM\]](#)
10. Although not a requirement, it is requested the Applicant consider adding some bicycle parking.

MISCELLANEOUS:

- ❖ Transportation Planning Staff reserves the right to review and comment on any additional plans submitted for this development.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.